

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 4-J-07-UR **Related File Number:**
Application Filed: 3/12/2007 **Date of Revision:**
Applicant: JOHNSON ARCHITECTURE, INC. BY RICK FRIEL

PROPERTY INFORMATION

General Location: North side of Fox Lonas Rd., east side of N. Cedar Bluff Rd.
Other Parcel Info.:
Tax ID Number: 119 00101 **Jurisdiction:** City
Size of Tract: 42.9 acres
Accessibility: Access is Fox Lonas Rd., a minor collector street with three lanes of traffic in this area.

GENERAL LAND USE INFORMATION

Existing Land Use: Knoxville Catholic High School
Surrounding Land Use:
Proposed Use: Revised development plan for Knoxville Catholic High School **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** PI (Public Institution)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The school site is located in an area with a mix of institutional, recreational and residential development.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 9245 Fox Lonas Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request to amend the master plan for the high school as shown on the attached plans subject to 4 conditions

Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Compliance with the City of Knoxville's stormwater standards as may be required by the Knoxville Engineering Division.
3. Meeting all applicable requirements of the Knoxville Engineering Division.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval in the RP-1 (Planned Residential) zoning district, as well as other criteria for approval of a use on review.

Comments: On May 8, 1997, the Planning Commission approved a master plan for Knoxville Catholic High School which is located adjacent to and east of All Saints Catholic Church. The master plan showed the phased development of the High School. A major issue at the time of the approval was the proposed drainage system for the site. The approved plans for the school included stormwater retention on site. At the time of the approval, the site was subject to Knox County drainage standards. Under the proposed revisions to the master plan the applicant has had to provide the City Engineering Division with an impervious coverage comparison to document if the proposed changes still fall within the original design parameters. If the impervious coverage exceeds the original approval the additional impervious coverage will have to be addressed by the City's stormwater standards.

The primary changes to the master plan include a change in the configuration of the proposed classrooms located at the southern end of the school building near Fox Lonas Rd. and a change in proposed parking. The proposed school wing is actually smaller than the original proposal. Additional parking is also being added south and east of the proposed classroom addition. Some of the parking will replace tennis courts that were originally proposed in that area.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The proposed development will have minimal impact on local services since all utilities are in place to serve this development.
- 2. The proposed plans for expansion of the existing high school will have minimal impact on the adjoining uses especially considering that the site has direct access to a collector and arterial street.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

- 1. The proposed revisions to the high school's master plan meet the standards for development within the RP-1 (Planned Residential) zoning district and all other relevant requirements of the Zoning Ordinance.
- 2. The proposed high school master plan is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the site has direct access to both minor collector and major arterial streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property as being within a public institutional area. The Knoxville One Year Plan designates the area as low density residential. The proposed plans for expansion of the high school are consistent with the Sector and One Year Plans.

MPC Action: Approved

MPC Meeting Date: 4/12/2007

Details of MPC action:

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Summary of MPC action: APPROVE the request to amend the master plan for the high school as shown on the attached plans subject to 4 conditions

Date of MPC Approval: 4/12/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: